

IN RE: PETITION FOR ZONING VARIANCE
W/S Cedar Grove Rd., 100' W
C/L of Frankwitz Road
821 Cedar Grove Road
15th Election District
5th Councilmanic District
George E. Stock, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-149-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a zoning variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 19 ft. in lieu of the required 15 ft. in height limitation (boathouse) and Section 1A04.3.B.3 of the B.C.Z.R. allowing 11 ft in lieu of the required 50 ft. side yard setbacks, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners, George E. and Sharon Stock, appeared, testified and were represented by John Gontrum, Esquire. Appearing on behalf of the Petition was Madelyn Maxwell. There were no Protestants.

Testimony indicated that the subject property, known as 821 Cedar Grove Road consists of .232 acres +/-, zoned R.C.5, located within the Chesapeake Bay Critical Area, and is currently improved with a single family dwelling and the subject boathouse, as indicated on Petitioners' Exhibit No. 1.

Proffered testimony indicated that the subject boathouse is used for the parking of automobiles and storage of boating equipment and has no plumbing or electrical hookup.

ORDER RECEIVED FOR FILING
Date 12/14/90
By [Signature]

Testimony indicated that the subject lot is very narrow and that any other placement of the subject boathouse on the lot would have required the removal of several matured trees. Testimony also indicated that the deck attached to the boat house is used for entertainment purposes in the warmer months and that it does not access any habitable quarters within the boathouse.

Testimony indicated that, in the Petitioner's opinion, the subject boathouse is consistent with the architectural scheme of this neighborhood and, in addition, submitted numerous affidavits from neighbors indicating their support of the requested relief.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not

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Date 12/14/90
By [Signature]

-2-

confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached hereto) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

ORDER RECEIVED FOR FILING
Date 12/14/90
By [Signature]

-3-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of December 1990 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 19 ft. in lieu of the required 15 ft. in height limitation and Section 1A04.3.B.3 of the B.C.Z.R. allowing 11 ft in lieu of the required 50 ft. side yard setbacks, in accordance with Petitioners' Exhibit No. 1, subject, however, to the following restrictions which are conditions precedent the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The accessory structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. The subject accessory structure shall have no plumbing.
4. A new deed referencing and incorporating this case and the conditions and restrictions contained herein shall be recorded among the Land Records of Baltimore County within one hundred (120) days of the date of this Order, and a copy of the recorded deed shall be delivered to the Zoning Commissioner. Additionally, said deed shall specifically recite that the subject property is a single family dwelling property.
5. Upon request and reasonable notice, the Petitioner shall permit a representative of the

ORDER RECEIVED FOR FILING
Date 12/14/90
By [Signature]

-4-

5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 12/14/90
By [Signature]

-5-

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-149-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 400.3, B.C.Z.R., allowing 19 ft. in lieu of the required 15 ft. height limitation and Section 1A04.3.B.3 allowing 11 ft in lieu of the required 50 ft. side yard setbacks.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See Attached Exhibit A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s): George E. Stock
(Type or Print Name) George E. Stock
Signature Sharon E. Stock
Address Sharon E. Stock
City and State
Attorney for Petitioner: Nancy E. Dwyer 3903 Pait Avenue 732-0892
(Type or Print Name) Address Phone No.
Signature Baltimore, MD 21224
City and State
814 Eastern Blvd. Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address Nancy E. Dwyer
Essex, MD 21221 Name
City and State 814 Eastern Blvd. 686-8274
Address
Attorney's Telephone No.: 686-8274 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26 day of Sept 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29 day of Nov 19 90 at 3 o'clock P.M.

msk- 8/5/90
avail anytime
est. time - 1/2 hr to 45 min

(over)

#90

SEAL
F-3
15
12-17
6F
14-10
G

CRITICAL AREA

91-149-A

EXHIBIT A

1. Petitioners are minimizing the impervious surface by increasing in height rather than width the structure of the building.
2. Petitioners' lot is narrow and the requested variances are in keeping with the neighborhood.
3. The Petitioners' shed location and size is also compatible with the neighborhood.
4. A smaller building than that which is requested herein is a practical difficulty because a boat and cars could not be stored in a smaller building.
5. Different dimensions of the building would cause removal of existing trees.

CRITICAL AREA

#90

Being known designated and described as lot No. 8 as laid out on the plat of Cedar Grove Hollyneck Baltimore County Maryland as recorded among the plat records of Baltimore County in Liber CMB Jr No 12 folio 122 fronting approximately 52 feet more or less on Cedar Creek and running southerly 195 feet more or less to Cedar Grove Road. Being a part of the whole tract of land which by deed dated June 12, 1941 and recorded among the land records of Baltimore County in Liber CMB Jr 1166 folio 573 was granted and conveyed by the Home Owners Loan Corporation to Miller Nelson Inc.

Being also the same lot or parcel of ground which by deed dated September 9, 1946, and recorded among the Land Records of Baltimore County in Liber RJS No 1499 folio 234, etc., was granted and conveyed by Miller Nelson Inc. to the said parties of the first part, in fee simple.

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Zoning Variance
Case number: 91-149-A
N/S Cedar Grove Road, 100' W c/l of Frankelitz Road
821 Cedar Grove Road
15th Election District
5th Councilmanic
Petitioner(s): George E. Stock, et ux
Hearing: THURSDAY, NOVEMBER 29, 1990 at 2:00 p.m.
Variance: Allowing 19 ft. in lieu of the required 15 ft. height limitation and 11 ft. in lieu of the required 50 ft. side yard setbacks.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11-9-90
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11-7-90

THE JEFFERSONIAN,

S. Zate Olson
Publisher

\$32.03

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11/1/90
Posted for: Variance
Petitioner: George E. Stock, et ux
Location of property: N/S Cedar Grove Rd, 100' W of Frankelitz Rd
Location of Sign: 821 Cedar Grove Rd, across St. from the property
Remarks: on property of B. Haines
Posted by: M. Haines Date of return: 11/16/90
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number: 91-149 Ne 3990

11/28/90 M9100473
PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$72.78
TOTAL: \$72.78
LAST NAME OF OWNER: STOCK

04404#0130MCHRC \$72.78
BA C001:27P111-29-90

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number: 3345

Date: 9/05/90 H9100090
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 1 X \$35.00
TOTAL: \$35.00
LAST NAME OF OWNER: STOCK
04404#0033MCHRC \$35.00
BA C003:40PND9-05-90
Please make checks payable to: Baltimore County
Cashier Validation: Next BUSINESS DAY

Legals

NOTICE OF HEARING

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Hearing: THURSDAY, NOVEMBER 29, 1990 at 2:00 p.m.
Variance: Allowing 19 ft. in lieu of the required 15 ft. height limitation and 11 ft. in lieu of the required 50 ft. side yard setbacks.

\$15.75 Qc Times

Middle River, Md., Nov 9 1990
This is to Certify, That the annexed
Case No. 91-149-A
Post # 018868
was inserted in Qc Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of Nov, 1990.
J. Robert Haines Publisher.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 16, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-149-A
N/S Cedar Grove Road, 100' W c/l of Frankelitz Road
821 Cedar Grove Road
15th Election District - 5th Councilmanic
Petitioner(s): George E. Stock, et ux
HEARING: THURSDAY, NOVEMBER 29, 1990 at 2:00 p.m.

Variance: Allowing 19 ft. in lieu of the required 15 ft. height limitation and 11 ft. in lieu of the required 50 ft. side yard setbacks.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. & Mrs. Stock
Nancy E. Dwyer, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

November 20, 1990

Nancy E. Dwyer, Esquire
814 Eastern Blvd
Essex, MD 21221

Dennis F. Rasmussen
County Executive

RE: Item No. 90, Case No. 91-149-A
Petitioner: George E. Stock, et ux
Petition for Zoning Variance

Dear Ms. Dwyer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. George Stock
3903 Falt Avenue
Baltimore, MD 21224

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 26th day of September, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: George E. Stock, et ux
Petitioner's Attorney: Nancy E. Dwyer

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 2, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: George E. Stock, Item No. 90

The Petitioner requests a Variance to allow a shed height of 19 ft. in lieu of the required 15 ft., and to permit a setback of 11 ft. in lieu of the required 50 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM90/2AC1

RECEIVED
10/4/90

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-8554

October 1, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

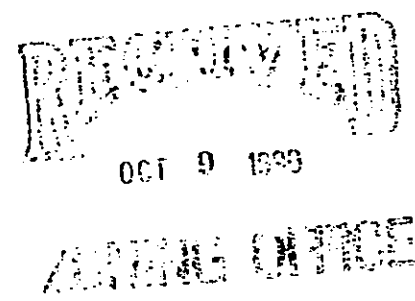
Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 89, 90, 91, 92, 93, 95, and 96.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/jw



Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

October 3, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GEORGE E. STOCK

Location: N/S CEDAR GROVE ROAD

Item No.: 90 Zoning Agenda: SEPTEMBER 25, 1990

Gentlemen:

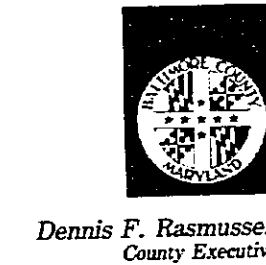
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

CHAPTER 22

REVIEWER: *Carl J. Kelly* 10-3-90 Noted and Approved *Carl J. Kelly*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

9/13/90
Date

RECEIVED 9/21/90

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 90, Zoning Advisory Committee Meeting of September 25, 1990

Property Owner: *George E. Stock et ux*

Location: *N/S Cedar Grove Rd, 100' W centerline of Frankewitz Rd* District: *15*

Water Supply: *metro* Sewage Disposal: *private*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3765, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3765.
- () Soil percolation tests, have been , must be , conducted.
- () The results are valid until .
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until .
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others *Evaluation of existing sewage disposal system and/or successful soil evaluations will be required prior to approval by this Dept. of a building permit to construct a new dwelling on this property. For further information contact Mr. Robert Powell at this office at 887-2762.*

George E. Stock 9/13/90
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 25, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 89, 90, 91, 92 and 95.

Items 64 and 88 are subject to the previous County Review Group comments.

For Item 93, a County Review Group Meeting may be required for these improvements.

For Item 96, the right-of-way for Eugene Avenue is incorrectly shown on the plan. The paving is 24 feet and the right-of-way width is 44 feet, with a fillet and drainage and utility easement across the southernmost corner of the lot at the intersection.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED

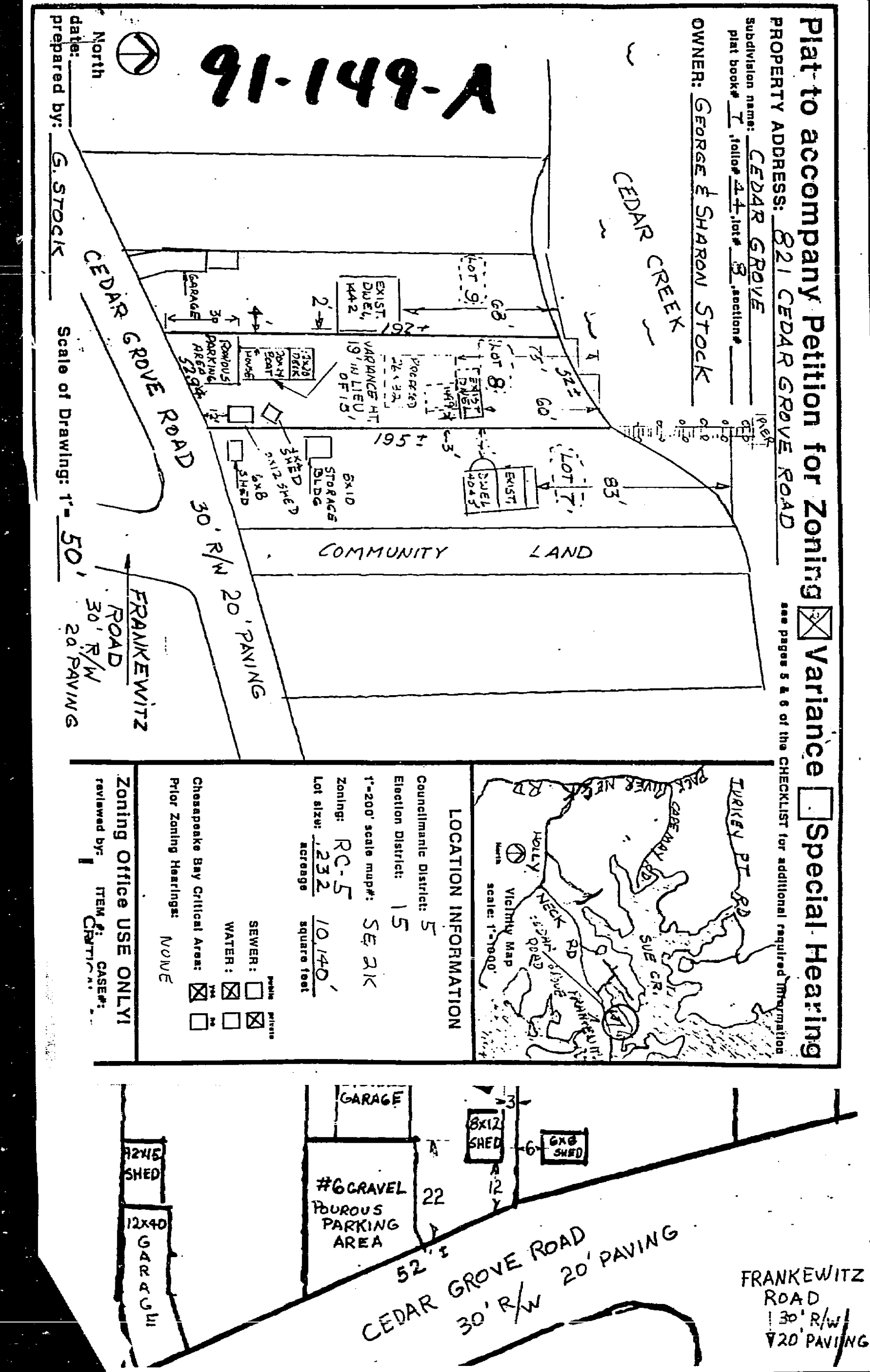
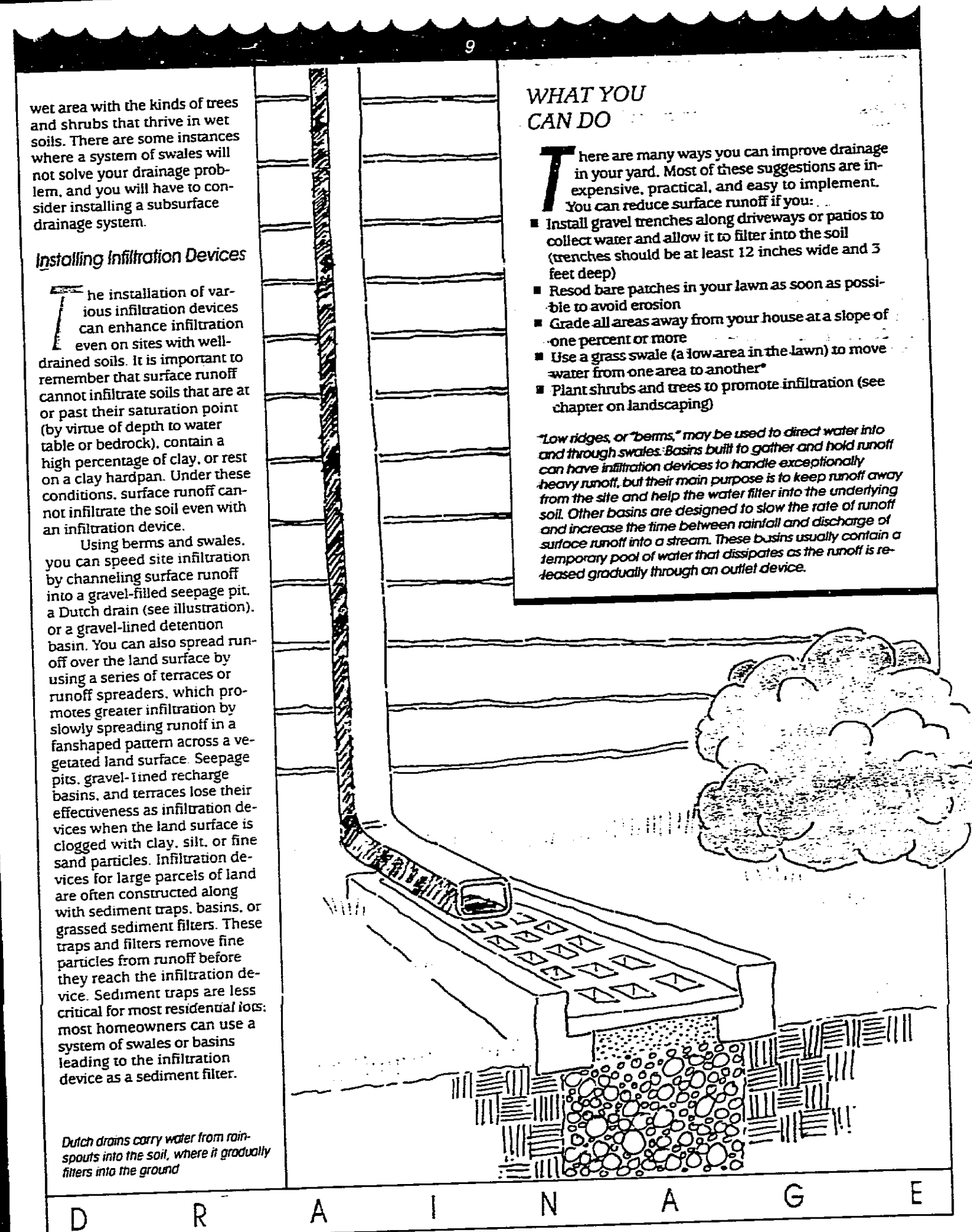
10/4

91-149 - Stock

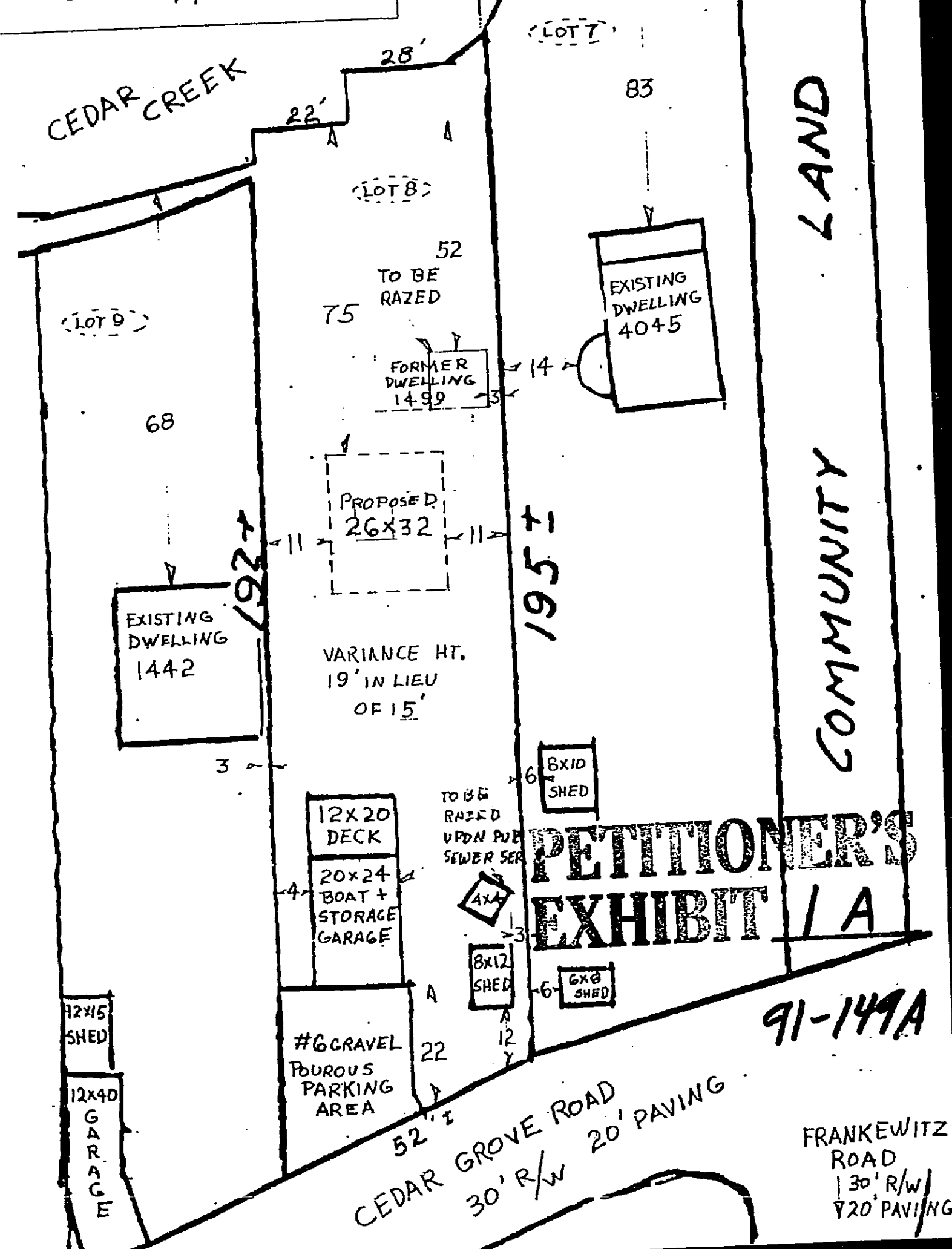
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

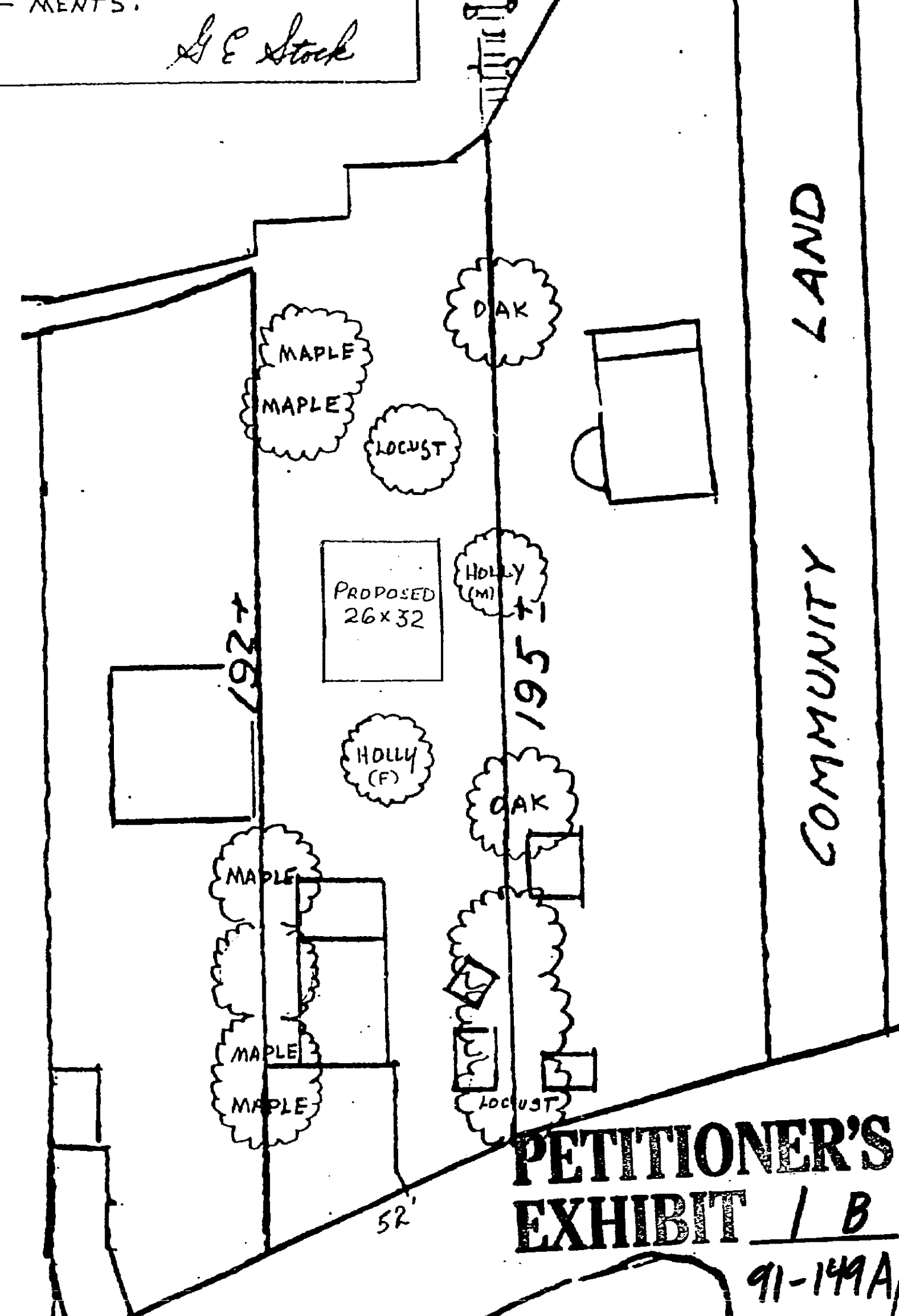
NAME	ADDRESS
<i>George E. Stock</i>	<i>3903 FAIR AVE 21224</i>
<i>SHARON E. STOCK</i>	<i>3903 FAIR AVE 21224</i>
<i>MARLYN MAYWELL</i>	<i>904 CEDAR CREEK RD 21021</i>



SCALE $\frac{3}{4}'' = 20'$



ALL EXISTING TREES
WILL BE LEFT STANDING.
WITH THE ADDITION OF
3 MORE TREES IN FUTURE.
WILL COMPLY TO ALL
ENVIRONMENTAL REQUIRE-
-MENTS.



91-149A



91-149A



November 1990

Sir: I Gilbert V. Presnick Jr. am not
opposed to the 19' height of the boat garage/
storage building or the side yard setbacks of 11'
located at 823 CEDAR GROVE ROAD. I reside at
21221 Gilbert V. Presnick Jr.
Signed Gilbert V. Presnick Jr.
Date 11-24-90.

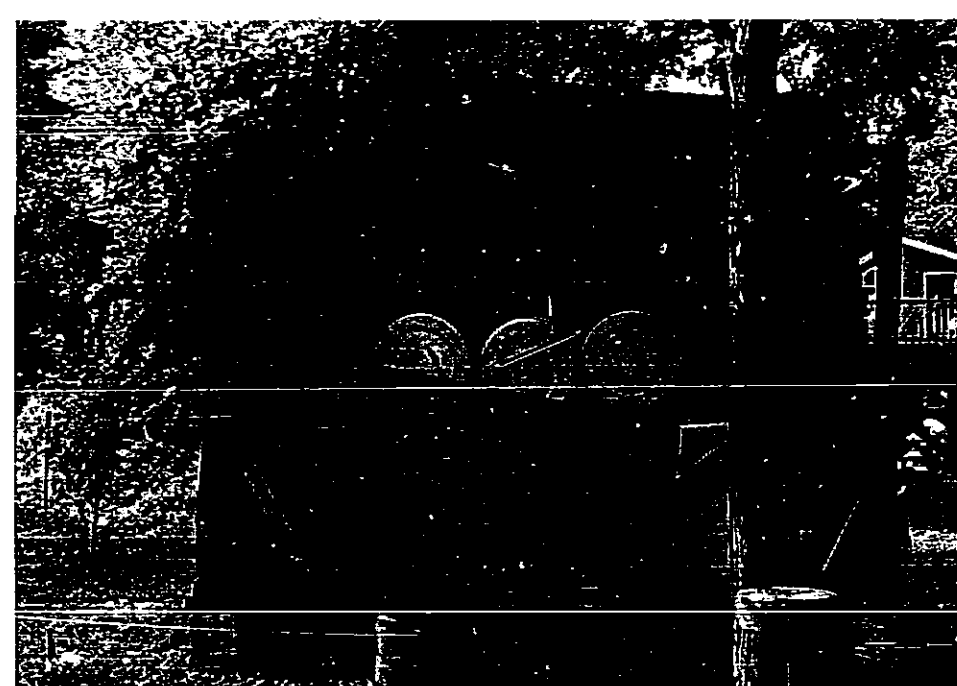
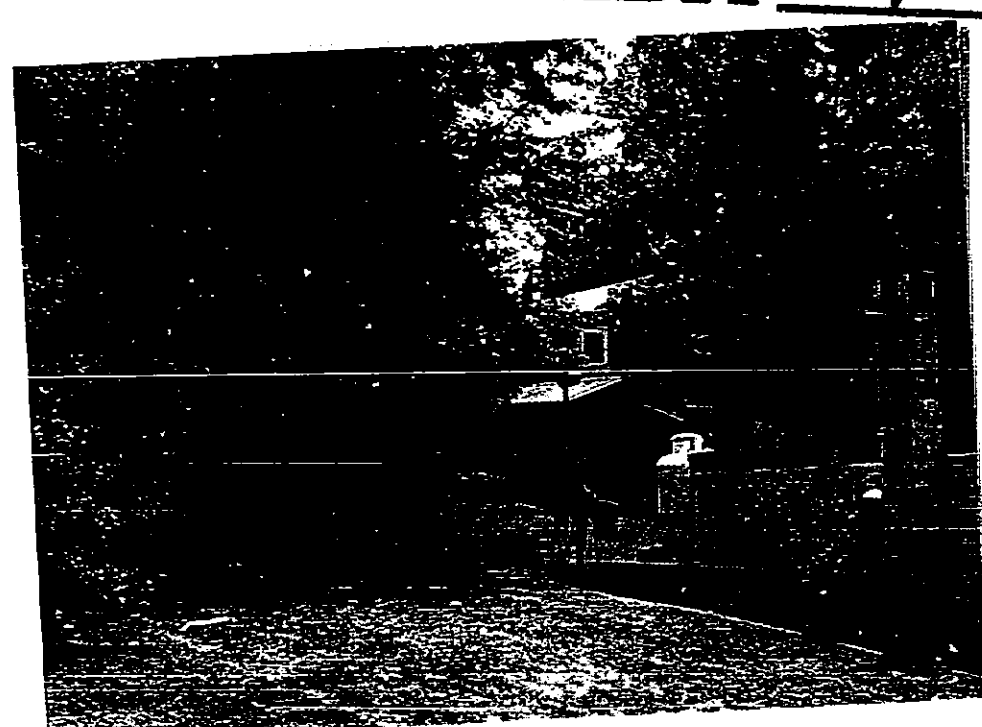
November 1990

Sir:

I JAMES P. HULST am not
opposed to the 19' height of the boat garage/
storage building or the side yard setbacks of 11
located at 821 Cedar Grove Road. I reside at
811 CEDAR GROVE Rd.

Signed James P. Sullivan
Date Nov 26 1990

91-149A



91-149A



November 1990

Sir: I JOSEPH L. DUNNIGAN am not
opposed to the 19' height of the boat garage/
storage building or the side yard setbacks of 11'
located at 821 Cedar Grove Road. I reside at
819 CEDAR GROVE RD.
Signed Joseph L. Dunnigan
Date Nov 23-1998

November 1990

Sir: I MADLYN MAXWELL am not opposed to the 19' height of the boat garage/ storage building or the side yard setbacks of 11' located at 821 Cedar Grove Road. I reside at 904 Cedar Grove Rd

Signed Madlyn Maxwell
Date 11-30-90

PETITIONER'S
EXHIBIT 9

November 1990

Sir: I TERRY HOOKE am not opposed to the 19' height of the boat garage/ storage building or the side yard setbacks of 11' located at 821 Cedar Grove Road. I reside at 813 Cedar Grove Rd.

Signed Terry A. Hooke
Date 11-20-90

PETITIONER'S
EXHIBIT 10

November 1990

Sir: I LOCKWELL LONG am not opposed to the 19' height of the boat garage/ storage building or the side yard setbacks of 11' located at 821 Cedar Grove Road. I reside at 809 Grandview Rd., Essex, Maryland 21221

Signed Lockwell Long
Date 11-20-90

PETITIONER'S
EXHIBIT 11

November 1990

Sir: I Mrs. Paul Mowens am not opposed to the 19' height of the boat garage/ storage building located at 821 Cedar Grove Road. I reside at 853 Cedar Grove Rd
Essex, Md 21221

Signed Mrs. Paul Mowens
Date Nov. 20, 1990

PETITIONER'S
EXHIBIT 12

November 1990

Sir: I BETH BROWN am not opposed to the 19' height of the boat garage/ storage building or the side yard setbacks of 11' located at 821 Cedar Grove Road. I reside at 831 CEDAR GROVE RD

Signed Beth Brown
Date 11/24/90

PETITIONER'S
EXHIBIT 13

November 1990

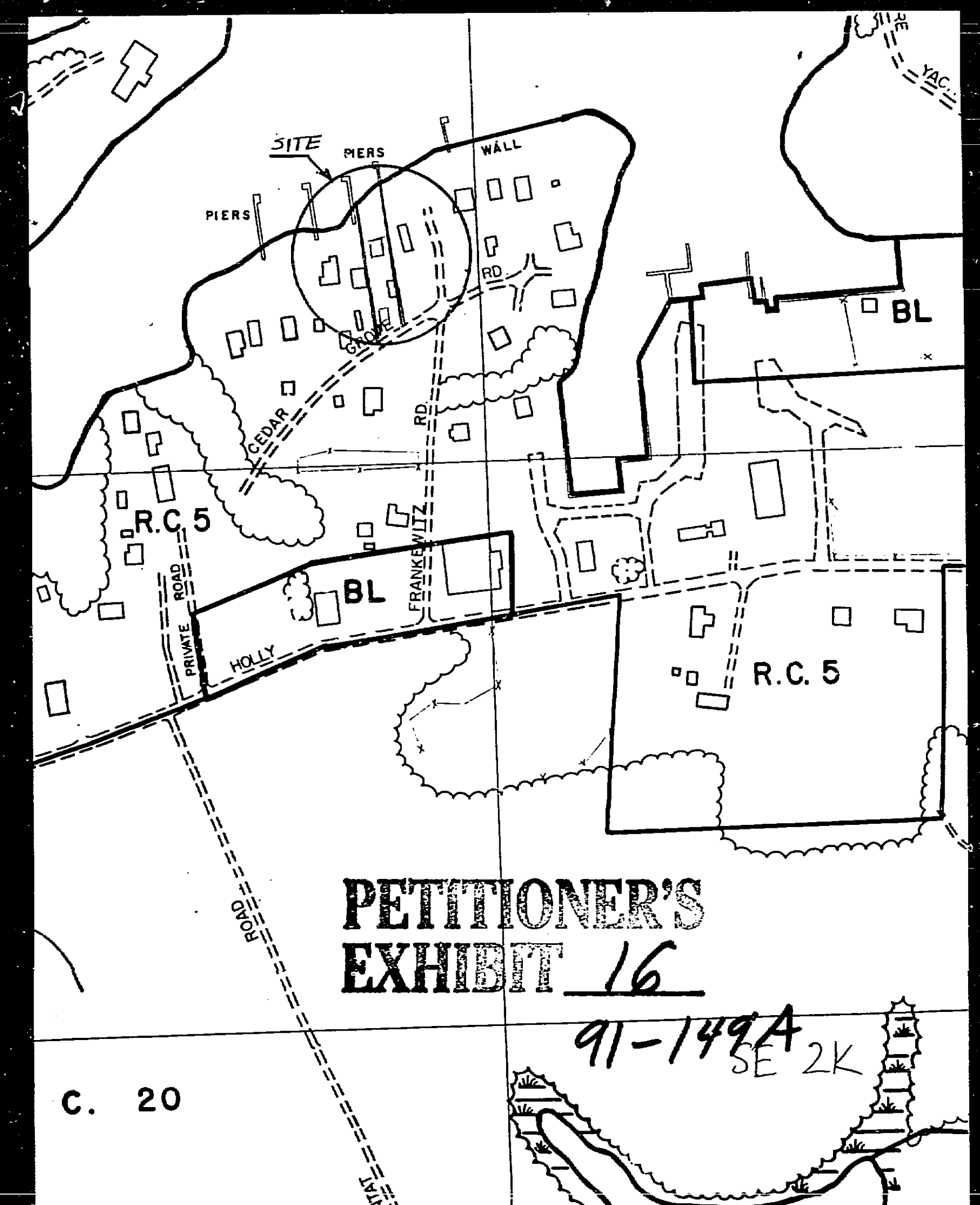
Sir: I WILLIAM J. FABER am not opposed to the 19' height of the boat garage/ storage building or the side yard setbacks of 11' located at 821 Cedar Grove Road. I reside at 2420 HOLLY NECK RD

Signed William J. Faber
Date 11-24-90

PETITIONER'S
EXHIBIT 14

PETITIONER'S
EXHIBIT 15

91-149A



PETITIONER'S
EXHIBIT 16

91-149A
SE 2K

C. 20